

# \$619,900 - 4545 25 Avenue S, Lethbridge

MLS® #A2197357

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,710 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

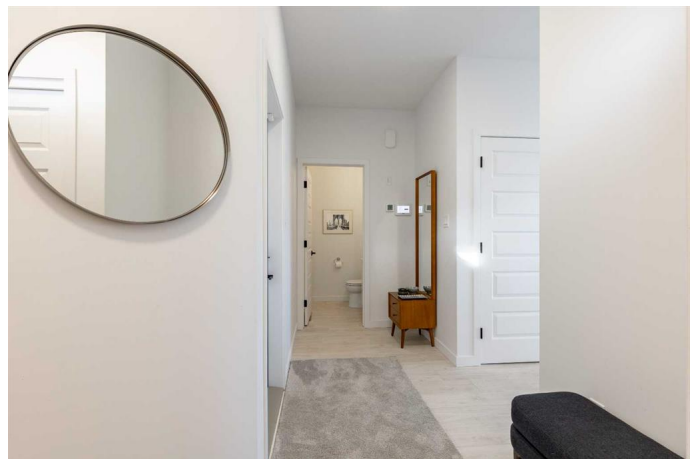
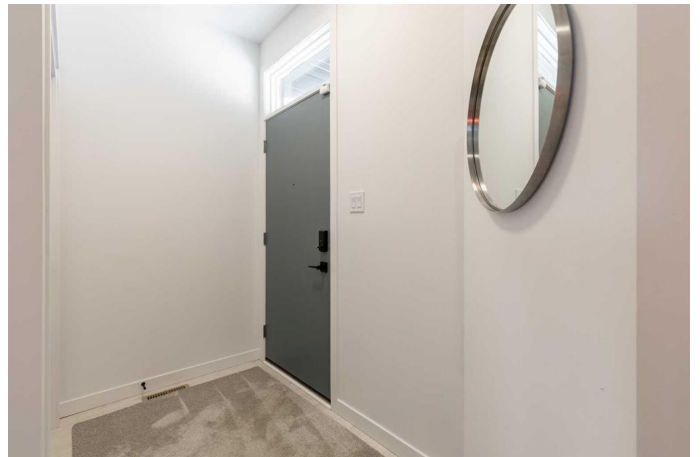
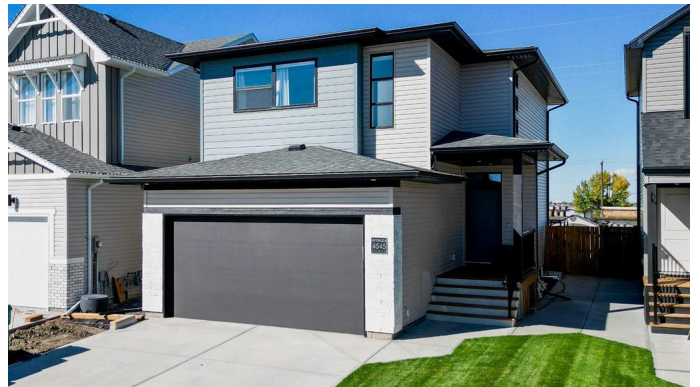
This Avonlea built home is a STUNNER and sure to wow! Located in the incredibly desirable Discovery neighbourhood, this 2022 built home is fully finished from exterior to interior and is ready for you and your family to move on in! Unlike most new builds this home comes with: window coverings, a washer and dryer, beautiful back and front yard landscaping including fencing, a garden shed, a massive back deck (with low maintenance composite decking), central air conditioning, a FULLY FINISHED basement, and a wet bar!! The Isla layout by Avonlea provides your family with a large bonus room upstairs, a spacious primary bedroom with a huge walk-in closet and double vanity sink in the ensuite, quartz countertops in the kitchen, a corner pantry, a double attached garage, sliding patio doors and massive windows throughout providing tons of natural light, and beautiful light fixtures and laminate flooring. Whether you are a growing family, or a professional couple or single just looking for a fantastic home, this is the one for you! With all the extras this property offers it is simply a no-brainer! Call your REALTOR® and book your showing today!!

Built in 2022

## Essential Information

MLS® #                   A2197357

Price                     \$619,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,710
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4545 25 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 3rd, 2025

Days on Market      49

Zoning                R-L

### **Listing Details**

Listing Office        Grassroots Realty Group

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